#### **United States Department of the Interior National Park Service**

# National Register of Historic Places Inventory—Nomination Former F.

For NPS use only

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#### 7. Description

Condition		Check one	Check one	
X excellent	deteriorated	unaltered	X original site	
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#### Describe the present and original (if known) physical appearance

The Peoples Gas Building was built by the Peoples Gas Light and Coke Company from plans prepared by D. H. Burnham and Company. It was completed in 1910, and occupies a prominent site at the northwest corner of Michigan Avenue and Adams Street in Chicago. The building fills the entire lot, with a frontage along Adams Street of 171 feet and a Michigan Avenue facade frontage of 196 feet. I

The building is twenty-one stories high. The plan is an elongated square with a central light court open above the third floor. The light court is sixty by seventy feet from the third to the seventeenth floor. Above that level its size increases to ninety-eight by seventy-six feet. The court is faced with white, enameled brick and is open at the top. The exterior is built of granite and terra cotta, while the interior detailing is primarily white marble with mahogany trim. The lobby is finished in marble with bronze trim.

The Michigan Avenue and Adams Street facades are classical skyscraper designs with a clearly defined base, shaft and cornice. The overhanging portion of the cornice and its decorative finials have been removed. The complex design of the upper part of the building extends down several floors and reflects the base of the building. The base is divided into thirteen bays on the Michigan Avenue facade and eleven bays on the Adams Street side. The west side of the building faces a public alley. The north side is a party wall except for a small light court above the second floor which is shared with the adjacent building.

The Michigan Avenue and Adams Street facades are similar in composition, although the Michigan Avenue elevation is two bays (twenty-five feet) wider. The corners of the building on both principal facades are articulated as piers clad in smooth terra cotta. Each pier contains single units of double hung windows from the third through the twentieth floors. The base of these corner piers is elaborately detailed in masonry and large sheets of glass except on the west end of the Adams Street side where one of three major entrances penetrates the facade. A second entrance, one bay wide, is located in the central bay on the Michigan Avenue facade. The primary entrance is on the Michigan Avenue side utilizing bays one and two just south of the corner pier noted above. The Michigan Avenue entrances are detailed in bronze. There is a modern entry now located in the central bay of the Adams Street facade, but no attempt to duplicate the original bronze or masonry was made when it was installed.

The base columns on the Adams and Michigan Avenue facades are executed in smooth granite with Ionic capitals. These columns, like all of the elaborate ornamentation of the building, are eclectic in nature and contribute to an overall impression of monumentality, which was clearly the intent of the architects. There is an engaged colonnade beginning at the seventeenth floor and extending to the twentieth floor level. These columns, however, are terra cotta and are decorated with the same ornament used on the remainder of the building's surface. That surface is flat, but has pairs of double hung windows in each bay. The "Chicago Window" concept was not utilized in this structure. A very different aesthetic results from the use of individual windows, which are grouped in pairs separated by piers so large that they become a part of the wall surface.

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Above the upper colonnade, the twentieth floor windows are wide, double hung units similar to those in the corner piers rather than the pairs used elsewhere. There is an attic in the building, but no windows for that space are provided on the street facades. Instead, there was a cresting of elaborate terra cotta ornamentation and acanthus-leaf finials.

Today the exterior appearance of the Peoples Gas Building retains nearly complete integrity. The principal alterations made since completion include the removal of the finials at the cornice and the addition of an entrance in the south facade. The building originally had flat sheets of glass set between columns at the base. The Adams Street bays also had provision for shop entries which were apparently never installed. Shortly after construction was completed, the successor firm to D. H. Burnham and Company designed a system of polygonal glass bays installed between the columns which have survived to this day. The windows above these bays were covered at the same time. The Adams Street shops were apparently combined into a single retail space at the time these bays were added. The central Adams Street entrance was also added then, as was an entrance between the two southernmost columns on Michigan Avenue. Today this interior space is used by Peoples Gas Light and Coke Company as a customer's service area.

The primary customers entrance was originally the central Michigan Avenue entry. Visitors entered a high ceilinged court which led to the "customer's room" located under the central light court. This room was surrounded by two tiers of marble columns and roofed by a splendid Tiffany glass ceiling. Bronze and leather furnishings, mosaic floors, and mahogany trim combined to create a monumental interior space befitting the headquarters of one of the largest public utility firms in the United States. Unfortunately, these details have been removed.

Access to other offices in the building was through either of the entrances at the northeast or southwest corners of the building. The Adams Street entry provided access to both the "customers room" or to the larger public hall on the north where fourteen passenger elevators served the building. The major Michigan Avenue entrance led directly to this same space. Staircases were provided just inside both of these entries as well as at the northwest corner. The original retail cigar stand in this area is still in use and has all of its original bronze and mahogany fittings.

Typical office floors on the upper levels provided a double loaded corridor completely around each floor. The more desirable rental spaces were on the east and south sides, where the offices were two rooms deep. The west side was only a single room deep, as were the offices around the central light court. The north side of the upper floors was devoted almost entirely to elevators and mechanical equipment. The elevators have been adapted to comply with modern code considerations and new doors and enclosures have been installed. One elevator has been removed. Every office suite was supplied with its own lavatory, and public restroom facilities were located on every floor. The building was designed with a

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permanent barber shop, including showers, and a public stenographer's office on the tenth floor. Tenant comfort was a prime factor in the building. A safe deposit vault for use by tenants was included on the fourteenth floor. The building was equipped with pneumatic cleaning apparatus and tenants had the option of using either gas or electricity for lighting.

The Peoples Gas Building has been occupied by the Peoples Gas Light and Coke Company since its construction. This firm has generally occupied 50 to 60 percent of the building, with the remainder used for rental space. From time to time, various alterations have been made to the interior to accommodate tenants. Generally speaking, however, the typical office floors have maintained a certain degree of integrity. For example, the fourteenth floor is virtually intact.

The ground floor, on the other hand, has had substantial alterations. Following the Second World War, the owners elected to extend the second floor across the upper portion of the customers' room and to hide the Tiffany glass roof with a dropped ceiling. Ceilings were also lowered throughout the first floor and this space was largely adapted as rental space. These changes required removal or covering over of most of the original decorative detail. Fortunately, the public spaces served by the original southwest and northeast entrances have survived with lesser alterations. Plans for refurbishment of the ground floor public spaces are underway and are in the spirit of the original architecture.

- 1. Ref: Chicago Guarantee Survey Company, Plat of Survey. The Peoples Gas Company, March 9, 1964.
- 2. Beattie, G.M. (Compiler). <u>History of The Peoples Gas Building Construction</u>. Chicago: D. H. Burnham & Co., privately published, 1911. Factual data concerning original conditions and materials is all taken from this document and has been verified by on site inspection.
- The original plans were published in <u>The Architectural Record</u> for July of 1915. The revised first floor plan was published in <u>The Architectural Work of Graham</u>, <u>Anderson</u>, <u>Probst and White and Their Predecessors</u>,..., 1933. (See bibliographic references for complete citations.)

#### 8. Significance

Period	Areas of Significance—C		landscape architectur law literature military music philosophy politics government	e religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	1910-11	Builder Architect D. H	H. Burnham & Company	

Statement of Significance (in one paragraph)

The Peoples Gas Building represents the physical embodiment of significant architectural and business facets of the history of Chicago. Furthermore, the building is on a site where various important social and political events occurred.

Since 1910, the structure at the northwest corner of Adams Street and Michigan Avenue has been the home of the Peoples Gas, Light, and Coke Company. The building was designed by D. H. Burnham & Company. The Gas Company had occupied another building at this site prior to erection of the new structure. The earlier building was built in 1883 by architects Burnham & Root, predecessors of D. H. Burnham & Company. Designed as the Brunswick Hotel, it became the headquarters of the Gas Company in the late nineteenth century.

The history of the site can be traced further than the Brunswick Hotel. Prior to its construction, the corner lot was occupied by a handsome wood and masonry residence, the home of prominent Chicagoan H. H. Honoré. It was here that Honoré's daughter Bertha was married to Potter Palmer. She ultimately became the supreme arbiter of society in Chicago and a sincere and dedicated patroness of the arts, particularly the Art Institute of Chicago.

The remaining Michigan Avenue frontage of the Peoples Gas Building property was also occupied by the homes of prominent early Chicagoans. North of the Honore house were the homes of Henry Farnum and brothers Nelson and Henry Tuttle. The house that occupied the space which is now the north end of the Peoples Gas Building was the home of William H. Brown. President-elect Abraham Lincoln and Mrs. Lincoln were entertained at this handsome white marble house just prior to his inauguration.<sup>2</sup>

The architects of the Peoples Gas Building were D. H. Burnham & Company. At the time the building was designed and built, 1910-11, the firm was certainly one of the premier architectural firms in the world. Carl Condit has written that, "Office-building design around 1910 was so thoroughly dominated by the architectural firm of D. H. Burnham & Company that their works remain representative of the whole volume of construction until 1920." Daniel Burnham, at age sixty-four, was at the height of his power and productivity. He was to live only two more years.

Thomas S. Hines, Burnham's biographer, suggests that the buildings of D. H. Burnham & Company fall into three basic groups. First are those "that fitted residually under the historic rubric of the Chicago School;" second are those "in the White City tradition, which include banks and public buildings with classical or Beaux Arts Renaissance motifs;" and finally, there are those "that combine the first and second types by draping the basic Chicago frame of tall commercial structures with heavier, more traditional facades."

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The Peoples Gas Building is clearly in the third category. Condit described the building as, "so richly clad and so overpoweringly dominated at the base by a row of immense monolithic granite columns that we can infer its steel frame on hardpan caissons only from its twenty-story height. The distinguishing feature of its structural system is that the exterior walls on Michigan Avenue and Adams Street are carried on huge cantilever girders at the second-floor line in order to free the highly polished columns from the wall and floor loads above them. It was a case of a strictly aesthetic decision dictating a costly structural expedient, and it was to arise repeatedly as long as decorative systems were derived from historical precedents."

The monumentality of the Peoples Gas Building was entirely suitable for a structure housing one of the great utility organizations of the world. Gas service first came to Chicago in 1850 when, "...lamplighters of The Chicago Gas Light and Coke Company turned on lamps lining the downtown area's newly planked streets." Five years later, "...the governor of Illinois signed a bill creating The Peoples Gas Light and Coke Company."

During the next half century, there was bitter competition amongst suppliers of gas to Chicago. At one time, ten companies were competing within the city limits. However, "...by 1907, following a succession of consolidations, Peoples Gas Light had become the sole gas distribution company in the city." Three years later the company occupied its new quarters on Michigan Avenue and has remained there to this date.

Today, the Peoples Gas Light and Coke Company is one of two divisions of Peoples Energy Corporation. It serves 864,000 customers in Chicago. Its corporate office and primary management facilities are in the Peoples Gas Building, although six smaller customer service offices are located throughout Chicago. The second division of Peoples Energy Corporation is the North Shore Gas Company, based in Waukegan, Illinois. The Peoples Gas Building is being sold in 1984. Both the Peoples Gas, Light and Coke Company and Peoples Energy Corporation will remain in the building as tenants of the new owners.

Gilbert, Paul and Bryson, Charles Lee. Chicago and Its Makers. Chicago: Felix Mendelsohn, 1929. p.454.

<sup>2.</sup> ibid.

Condit, Carl W. <u>CHICAGO</u>, <u>1910-29</u>, <u>Building</u>, <u>Planning</u> <u>and Urban Technology</u>. Chicago: University of Chicago Press, 1973. p. 93.

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- Hines, Thomas S. <u>Burnham of Chicago: Architect and Planner</u>. Chicago: University of Chicago Press, 1974.
- Condit, Carl W., op. cit.
- 6. Peoples Energy News. Peoples Energy Corporation, Annual Report, 1983. p. 1.
- 7. ibid.
- 8. Gaertner, Jean (Editor). "When Gas Service Came to Chicago." <u>Peoples Gas Magazine</u>, Vol. 6, No. 3, Summer 1975. p. 6.
- 9. Peoples Energy Corporation, Annual Report, 1983.

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Continuation sheet #1 BIBLIOGRAPHICAL REFERENCES Item number

Page

2

The Architectural Work of Graham, Anderson, Probst and White and Their Predecessors, D. H. Burnham & Co. and Graham, Burnham & Co., London: B. T. Batsford, privately published, 1933. Vol. II, plates 364, 365, 366.

9

Beattie, G. M. (Compiler). History of The Peoples Gas Building Construction. Chicago: D. H. Burnham & Co., privately published, 1911.

Condit, Carl W. CHICAGO, 1910-29, Building, Planning, and Urban Technology. Chicago: University of Chicago Press, 1973.

D. H. Burnham & Co., Original architectural drawings, Peoples Gas Company archives. 122 South Michigan Avenue, Chicago, Illinois 60604

Gaertner, Jean (Editor). "When Gas Service Came to Chicago." Peoples Gas Magazine, Vol. 6, No. 3, Summer 1975, pp. 4-12.

Gilbert, Paul and Bryson, Charles Lee. Chicago and Its Makers. Chicago: Felix Mendelsohn, 1929.

Hines, Thomas S. <u>Burnham of Chicago: Architect and Planner</u>. Chicago: University of Chicago Press, 1974.

Moore, Charles. <u>Daniel H. Burnham: Architect, Planner of Cities</u>. Boston: Houghton Mifflin Co., 1921.

Peoples Energy Corporation, Annual Report, 1983.

(Peoples Energy News). "From Modest Beginnings, Peoples Gas Light Has Grown With Chicago." Peoples Energy News, Vol. 10, No. 21, Oct. 1, 1981.

Randall, Frank A. <u>History of the Development of Building Construction in Chicago</u>. Chicago: University of Illinois Press, 1949.

Rebori, A. N. "The Work of Burnham & Root, D. H. Burnham & Co., and Graham Burnham & Co." Architectural Record, Vol. XXXVIII, No. 1, July 1915, p. 32-169.

### 9. Major Bibliographical References

See Continuation Sheet #1 BIBLIOGRAPHICAL REFERENCES

Acreage of nominated property	0.790		
Quadrangle nameChicago	•	<del>-</del>	Quadrangle scale 1:24,000
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#### United States Department of the Interior -

NATIONAL PARK SERVICE WASHINGTON, D.C. 20240

NOV 23 1984

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning November 11, 1984 and ending November 17, 1984. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ARKANSAS, Mississippi County, Chickasawba Mound (3M55), (11/16/84) ARKANSAS, Pulaski County, Little Rock, Williamson House (Thompson, Charles L., Design Collection TR), 325 Fairfax St. (11/15/84)

COLORADO, Grand County, Estes Park vicinity, Trail Ridge Road, Rocky Mountain National Park (also in Larimer County) (11/14/84)

HAWAII, Honolulu County, Honolulu, Hocking, Alfred, House, 1302 Nehoa St. (11/15/84) HAWAII, Honolulu County, Honolulu, Oakley, George D., House, 2110 Kakela Pl. (11/15/84) HAWAII, Honolulu County, Kailua vicinity, Kukuipilau Heiau, Kalanianaole Hwy (11/16/84)

HAWAII, Kauai County, Hanalei vicinity, Haena Archeological Complex, Kuhio Hwy (11/16/84)

HAWAII, Kauai County, Hanalei vicinity, Na Pali Coast Archeological District, Na Pali Coast (11/16/84)

HAWAII, Kauai County, Waimea, Kikiaola, Waimea Rd. (11/16/84)

ILLINOIS, Cook County, Chicago, Cook County Criminal Court Building, 54 W. Hubbard St. (11/13/84)

ILLINOIS, Cook County, Chicago, Emmel Building, 1357 N. Weils St. (11/13/84)

ILLINOIS, Cook County, Chicago, Lake-Side Terrace Apartments, 7425-7427 South Shore Dr.

(11/13/84)

ILLINOIS, Cook County, Chicago, Peoples Gas Building, 122 S. Michigan Ave. (11/13/84)

ILLINOIS, Cook County, Chicago, Yondorf Block and Hall, 758 W. North Ave. (11/13/84)

ILLINOIS, Ford County, Paxton, Paxton Water Tower and Pump House, 145 S. Market St. (11/13/84)

ILLINOIS, Hancock County, Niota vicinity, Cambre House and Farm, SW of Niota (11/13/84)

ILLINOIS, Jackson County, Murphysboro, Mobile and Ohio Railroad Depot, 1701 Walnut St. (11/13/84)

ILLINOIS, Lee County, Dixon, Brookner, Christopher, House, 222 N. Dixon Ave. (11/13/84)

ILLINOIS, Rock Island County, Rock Island, Fort Armstrong Hotel, 3rd Ave. and 19th St. (11/13/84)

ILLINOIS, Sangamon County, Springfield, Camp Lincoln Commissary Building, 1301 N. MacArthur Blvd. (11/13/84)

ILLINOIS, Sangamon County, Springfield, Hickox Apartments, 4th and Cook Sts. (11/13/84)

ILLINOIS, Will County, Plainfield, Standard Oil Gasoline Station, 600 W. Lockport St. (11/13/84)

INDIANA, Allen County, Fort Wayne, West End Historic District, Roughly bounded by Main, Webster, Jefferson, Broadway, Jones, and St. Mary's River (11/15/84)

INDIANA, Marion County, Indianapolis, Indianapolis Chair Manufacturing Company, 330 W. New York St. (11/15/84)

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KENTUCKY, Boyle County, Danville vicinity, Pleasant Vale (Samuel McDowell House), Lexington Rd. (11/15/84)
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KENTUCKY, Jefferson County, Louisville, Grove, Benjamin, House (West Louisville MRA), 518 N. 26th St. (11/15/84)

KENTUCKY, Jefferson County, Louisville, St. Vincent DePaul Church, Rectory, School, St. Ursula Home and Convent, Oak and Shelby Sts., and 1214 Logan St. (11/15/84)

KENTUCKY, Jefferson County, Louisville, Wright and Taylor Building, 611-617 S. 4th St. (11/15/84) KENTUCKY, Jefferson County, Prospect vicinity, Clore, James, House (Jefferson County MRA), N of Prospect off KY 329 (11/15/84)

KENTUCKY, Lawrence County, Louisa, First United Methodist Church, 204 W. Main St. (11/15/84) KENTUCKY, Rockcastle County, Renfro Valley vicinity, Hiatt, Bennett, Log House, U.S. 25 (11/15/84)

MASSACHUSETTS, Essex County, Lawrence, Arlington-Basswood Historic District, Roughly bounded by Lawrence, Alder, Arlington, and Juniper Sts. (11/13/84)

MASSACHUSETTS, Essex County, Lawrence, Jackson Terrace Historic District, 43—59 Jackson St., Jackson Court, Jackson Terr., and 58—62 Newbury St. (11/13/84)

MASSACHUSETTS, Essex County, Lawrence, North Canal Historic District, Roughly bounded by Merrimack and Spicket Rivers, North Canal, and Broadway (11/13/84)

MASSACHUSETTS, Suffolk County, Boston, Vermont Building, 6—12 Thacher St. (11/13/84)

MASSACHUSETTS, Suffolk County, Revere, Church of Christ, 265 Beach St. (11/13/84)

MASSACHUSETTS, Worcester County, Millville vicinity, Chestnut Hill Meetinghouse, Chestnut and Thayer Sts. (11/13/84)

MICHIGAN, Wayne County, Detroit, Globe Tobacco Building, 407 E. Fort St. (11/13/84)

MINNESOTA, Crow Wing County, Sebre Lake Site (21-CW-55), (11/16/84) MINNESOTA, Morrison County, Fort Duquesne (21-MO-20), (11/15/84)

OKLAHOMA, Kay County, Ponca City, Poncan Theatre, 104 E. Grand Ave. (11/13/84)
OKLAHOMA, Lincoln County, Stroud, Hadley House, 622 N. 4th Ave. (11/13/84)
OKLAHOMA, McIntosh County, Checotah, Methodist Episcopal Church, South, 419 W. Gentry St. (11/13/84)

OREGON, Clatsop County, Astoria, Astoria Victory Monument, Columbia St., Bond and W. Marine Dr. (11/15/84)

OREGON, Harney County, Frenchglen, Frenchglen Hotel, OR 205 (11/15/84)

OREGON, Marion County, Salem, Stratton, C.C., House, 1599 State St. (11/15/84)

OREGON, Multnomah County, Portland, Albers Brothers Milling Company, 1118-1130 Front Ave. (11/15/84)

OREGON, Multnomah County, Portland, Haseltine, Edward Knox, House, 1616 SW Spring St. (11/15/84)

OREGON, Wallowa County, Enterprise, Warnock, William P., House, 501 S. 5th St. (11/15/84) OREGON, Yamhill County, Newberg, Smith, John T., House, 414 N. College St. (11/15/84)

PENNSYLVANIA, Allegheny County, Pittsburgh, Hoene-Werle House, 1313—1315 Allegheny Ave. (11/15/84)

PENNSYLVANIA, Washington County, East Washington, East Washington Historic District, Roughly North, East, and Wade Aves., Wheeling, Beau, and Chestnut Sts. (11/15/84)
PENNSYLVANIA, Washington County, Marianna, Marianna Historic District, Roughly bounded by Ten Mile Creek, Beeson Ave., Hill. 6th. and 7th Sts. (11/15/84)

RHODE ISLAND, Washington County, Devils' Foot Cemetery Archeological Site, RI-694 (11/15/84) RHODE ISLAND, Washington County, Ministerial Road Site, RI-781, (11/15/84)

SOUTH CAROLINA, Laurens County, Clinton, Clinton Commercial Historic District, Main, Broad, Pitts, Musgrove, and Gary Sts. (11/15/84)

TENNESSEE, Davidson County, Nashville, U.S. Post Office, 901 Broadway (11/15/84) TENNESSEE, Sullivan County, Kingsport, Stone-Penn House, 1306 Watauga St. (11/15/84)

VERMONT, Addison County, Leicester, Stagecoach Inn, U.S. 7 (11/15/84)
VERMONT, Washington County, Plainfield, Gale-Bancroft House, Brook Rd. (11/15/84)

WISCONSIN, Green County, Brodhead, Exchange Square Historic District, Roughly bounded by 10th, RR tracks, E. 2nd, and W. 3rd Aves. (11/15/84)

WISCONSIN, Trempealeau County, Trempealeau, Coman House (Trempealeau MRA), 581 3rd St. (11/15/84)

WISCONSIN, Trempealeau County, Trempealeau, Main Street Historic District (Trempealeau MRA), Roughly Main St. between 1st and 3rd Sts. (11/15/84)

WISCONSIN, Trempealeau County, Trempealeau, Melchoir Hotel and Brewery Ruins (Trempealeau MRA), 1st St. (11/15/84)

The following properties were also entered in the National Register but were excluded from a previous notice:

NORTHERN MARIANA ISLANDS, Saipan Island, Garapan vicinity, Sabanetan Toro Latte Site, NE of Garapan (11/08/84)

OKLAHOMA, Woods County, Alva, Branson Building (Territorial Buildings in Downtown Alva TR), 531 Barnes St. (01/05/84)

OKLAHOMA, Woods County, Alva, Building at 405—407 College Avenue (Territorial Buildings in Downtown Alva TR), 405 College Ave. (01/05/84)

OKLAHOMA, Woods County, Alva, Building at 409 College Avenue (Territorial Buildings in Downtown Alva TR), 409 College Ave. (01/05/84)

OKLAHOMA, Woods County, Alva, Building at 500 Flynn Street (Territorial Buildings in Downtown Alva TR), 500 Flynn St. (01/05/84)

OKLAHOMA, Woods County, Alva, Central National Bank (Territorial Buildings in Downtown Alva TR), 401 College Ave. (01/05/84)

OKLAHOMA, Woods County, Alva, I.O.O.F. Hall (Territorial Buildings in Downtown Alva TR), 527 Barnes St. (01/05/84)

OKLAHOMA, Woods County, Alva, Kavanaugh and Shea Building (Territorial Buildings in Downtown Alva TR), 403 College Ave. (01/05/84)

WEST VIRGINIA, Kanawha County, Charleston, Chesapeake and Ohio Depot (South Hills MRA), 305 MacCorkle Ave. (10/26/84)

Multiple Resource Areas are identified by MRA Thematic Resources are identified by TR NHL designates a National Historic Landmark